$749,900 - 188 Sierra Morena Landing Sw, Calgary

MLS® #A2232085
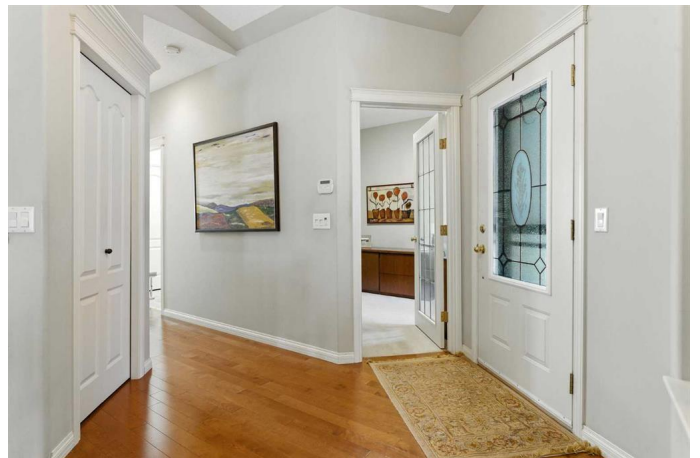
$749,900

3 Bedroom, 3.00 Bathroom, 1,484 sqft
Residential on 0.01 Acres

Signal Hill, Calgary, Alberta

Welcome to this beautifully appointed villa backing onto a tranquil green belt in the sought-after community of Signal Hill. Offering 3 bedrooms and 2.5 bathrooms, this home blends elegance, comfort, and convenience across a thoughtfully designed layout. Step inside to soaring vaulted ceilings and an abundance of natural light that fills the open-concept main floor. The spacious kitchen is a culinary delight, featuring light-toned cabinetry, gleaming quartz countertops, stainless steel appliances, and a generous corner pantry. The kitchen flows seamlessly into the bright dining nook and cozy living room, where a gas fireplace creates a warm and inviting atmosphere â€" perfect for relaxing or entertaining. A separate formal dining room offers the ideal space for hosting special gatherings. Step outside to the large balcony to enjoy morning coffee, summer BBQs, or peaceful views of the surrounding greenery. The main-floor primary bedroom provides privacy and comfort, complete with a walk-in closet and a spacious en-suite bathroom. Also on the main level are a conveniently located office near the front entrance, a two-piece powder room for guests, and a laundry room equipped with a sink and extra storage. Downstairs, the fully finished walkout basement features large windows that fill the space with natural light. A second fireplace enhances the cozy family room, while an additional bedroom and full bathroom make it ideal for guests or extended family.

There's also abundant storage throughout. Additional highlights include an oversized double attached garage, central vacuum system, water softener, and a high-capacity water tank, new furnace, newer Central-Air and new roof throughout the entire complex. The grounds are beautifully landscaped with lush greenery and mature trees, creating a serene and private atmosphere. With its prime location in Signal Hill — known for its excellent amenities, central access, and peaceful surroundings — this villa offers the perfect balance of practicality and luxury.

Built in 1998

Essential Information

MLS® #	A2232085
Price	$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,484
Acres	0.01
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	188 Sierra Morena Landing Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K4

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, Lawn, Many Trees, Private, Rectangular Lot
Roof	Pine Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 18th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	eXp Realty